179.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	731,400 /	731,400
USE VALUE:	731,400 /	731,400
ASSESSED:	731,400 /	731,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHINE DENNIS J & SUSAN M
Owner 2:	
Owner 3:	
Street 1:	215 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2059 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8109.000	267,100		464,300	731,400
Total Card	0.186	267,100		464,300	731,400
Total Parcel	0.186	267,100		464,300	731,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.19 | /Parcel: 355.19

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121353
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0013.0

!14063!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,100	0	8,109.	464,300	731,400		Year end	12/23/2021
2021	101	FV	258,000	0	8,109.	464,300	722,300		Year End Roll	12/10/2020
2020	101	FV	258,000	0	8,109.	464,300	722,300	722,300	Year End Roll	12/18/2019
2019	101	FV	212,400	0	8,109.	457,700	670,100	670,100	Year End Roll	1/3/2019
2018	101	FV	212,400	0	8,109.	351,500	563,900	563,900	Year End Roll	12/20/2017
2017	101	FV	212,400	0	8,109.	331,600	544,000	544,000	Year End Roll	1/3/2017
2016	101	FV	212,400	0	8,109.	305,100	517,500	517,500	Year End	1/4/2016
2015	101	FV	199,200	0	8,109.	285,200	484,400	484,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:16:18

LAST REV

Date	Time
09/16/19	11:32:43
danam	

PAT ACCT. 14063

USER DEFINED

Prior Id # 1:	121353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY MAIDA L	22555-420		10/29/1992		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	796	New Wind	15,245	C				REPLACE 10 WIN DOW
4/10/2015	312	Re-Roof	9,575		4/10/2015			Strip and re-roof.
12/10/2009	1237	Manual	5,500					
11/5/1999	757	Addition	35,000					DEMO PORCH, ADD RO
3/5/1996	62		10,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Meas/Inspect	BS	Barbara S
1/5/2009	Meas/Inspect	345	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
12/21/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8109		Sq. Ft.	Site		0	70.	0.82	6									464,287						464,300	

Total AC/HA:	0.18616	Total SF/SM:	8109	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	464,287	Spl Credit		Total:	464,300

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:	2 - Plaster	50 %
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	14 - Asphalt Tile	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.24931502
Const Adj.:	0.99989998
Adj $ / SQ:	137.411
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362964
Depreciation:	95823
Depreciated Total:	267142

COMMENTS

NC=CHK ADDITION FY 2001. GAS LOG FP.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

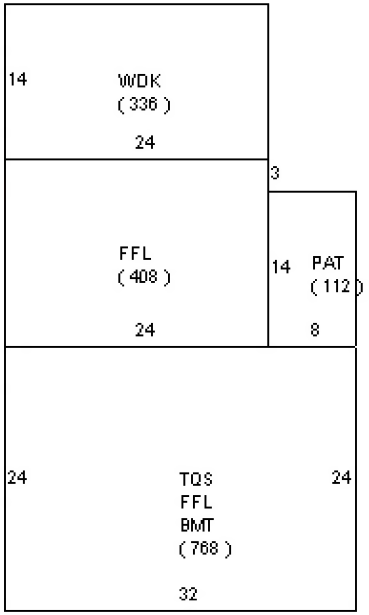
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	137.41
Special Features:	0	Val/Su Net:	89.99
Final Total:	267100	Val/Su SzAd	152.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	137.410	161,595
BMT	Basement	768	42.420	32,578
TQS	3/4 Story	576	137.410	79,149
WDK	Deck	336	8.980	3,016
PAT	Patio	112	5.600	627

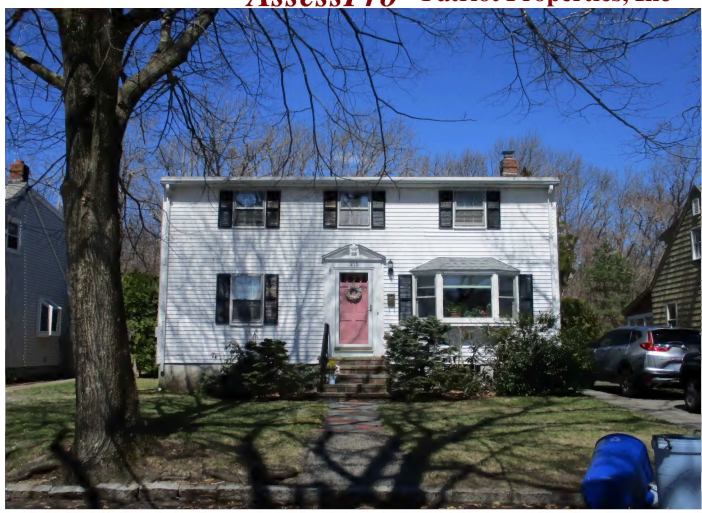
Net Sketched Area:	2,968			Total:	276,965
Size Ad	1752	Gross Area	3160	FinArea	2059

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	P	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: